



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 14:32 A.M.
THIS 19 DAY OF July
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 126 ON
PAGES 90 THRU 92

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Quetta
DEPUTY CLERK

1125 WALLACE DRIVE

BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
AS RECORDED IN PLAT BOOK 1, PAGE 4,
TOGETHER WITH A PORTION OF LOT 8, BLOCK D, SUNNY ACRES,
AS RECORDED IN PLAT BOOK 21, PAGE 63, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

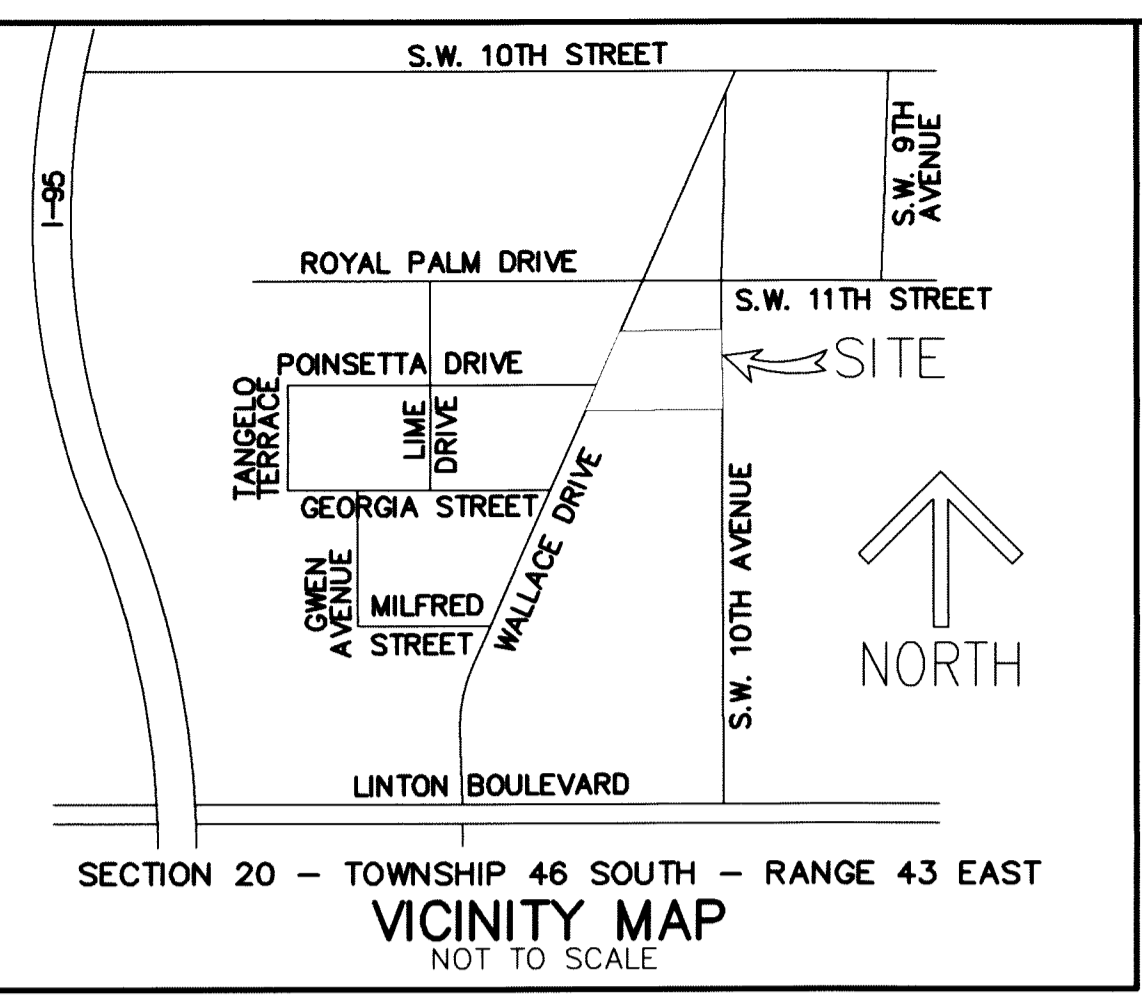
SHEET INDEX

SHEET 1	COVER
SHEET 2	OVERALL PLAT WITH SECTIONAL TIES
SHEET 3	PLATTED AREA WITH EASEMENTS

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	98,870	2.270
TRACT RW1	3,440	0.079
TRACT RW2	3,138	0.072
TOTAL	105,449	2.421

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF 1125 WALLACE DRIVE, BEING A REPLAT OF A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, TOGETHER WITH A PORTION OF LOT 8, BLOCK D, SUNNY ACRES, AS RECORDED IN PLAT BOOK 21, PAGE 63, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF GERMANTOWN ROAD AND THE NORTH LINE OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.22°26'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.22°26'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 344.03 FEET; THENCE N.88°11'02"E., A DISTANCE OF 402.34 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THAT 60.00 FOOT WIDE RIGHT-OF-WAY FOR S.W. 10TH AVENUE, AS CONSTRUCTED AND IN USE; THENCE N.00°09'44"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 313.78 FEET; THENCE S.88°11'02"W., A DISTANCE OF 270.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 105,449 SQUARE FEET/2.421 ACRES MORE OR LESS.
SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS 1125 WALLACE DRIVE AND FURTHER DEDICATES AS FOLLOWS:

1. PARCEL A
PARCEL A RESERVED BY MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH

2. TRACTS RW1 AND RW2
TRACTS RW1 AND RW2 ARE DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

ALONG WITH THE FOLLOWING EASEMENTS:

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

THE WATER AND SEWER EASEMENT SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

DRAINAGE EASEMENTS (D.E.) ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS OF PARCEL A, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS LIMITED LIABILITY COMPANY, THIS 26 DAY OF June, 2018.

MIC VENTURE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: Jim Zengage
IT'S MANAGING MEMBER

WITNESS: Virginia Haslett
PRINT NAME VIRGINIA HASLETT
WITNESS: John R. Levinson
PRINT NAME JOHN R. LEVINSON

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Jim ZENGAGE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE MANAGING MEMBER OF MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF June, 2018.
MY COMMISSION EXPIRES: June 21, 2020
COMMISSION NUMBER: 66204563

BY: Virginia Haslett
NOTARY PUBLIC
VIRGINIA HASLETT
PRINT NAME

MORTGAGEE'S CONSENT:

STATE OF Florida)
COUNTY OF Palm Beach)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF June, 2018.

FIRST NATIONAL BANK COASTAL COMMUNITY,
A DIVISION OF FIRST NATIONAL BANK OF COFFEE COUNTY, A NATIONAL ASSOCIATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: R. Marie Fure Sr.
PRINT NAME R. MARIE FURE SR.
WITNESS: Lisa J. Jensen
PRINT NAME LISA J. JENSEN

BY: David Eiler
DAVID EILER
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED DAVID EILER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF FIRST NATIONAL BANK COASTAL COMMUNITY, A DIVISION OF FIRST NATIONAL BANK OF COFFEE COUNTY, A NATIONAL ASSOCIATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June, 2018.
MY COMMISSION EXPIRES: April 24, 2022
COMMISSION NUMBER: 66186169

BY: Doreen J. Kline
NOTARY PUBLIC
DOREEN J. KLINE
PRINT NAME

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

I, Christopher Finley, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MIC VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6-26-18
ATTORNEY NAME Christopher Finley
ATTORNEY FIRM Law Office of Christopher Finley, PL
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF 1125 WALLACE DRIVE WAS APPROVED ON THE _____ DAY OF _____, A.D. 2018 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: Willie ATTEST: Kateri Johnson
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Janita Williams DIRECTOR OF PLANNING
ZONING & BUILDING
Patricia Figueroa PLANNING & ZONING BOARD
CHAIRPERSON

Patricia Figueroa CITY ENGINEER
Angela Davis UTILITIES DIRECTOR
ANGELA DAVIS

REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF 1125 WALLACE DRIVE AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 6/20/2018
John T. Doogan
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR, REG. #4409
STATE OF FLORIDA
ANIKOM ASSOCIATES, INC. LB#3300
50 SW 2ND AVE. BOCA RATON FL 33432

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 6-21-18
David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991

MIC VENTURE, LLC. NOTARY PUBLIC SEAL
FIRST NATIONAL BANK COASTAL COMMUNITY NOTARY SEAL
FIRST NATIONAL BANK COASTAL COMMUNITY NOTARY SEAL
REVIEWING SURVEYOR SEAL
CITY OF DELRAY BEACH SEAL
SURVEYOR SEAL